# TO LET

## Glanbanwy, Llangadfan, Welshpool, Powys, SY21 0PL

Ground Floor

1st Floor




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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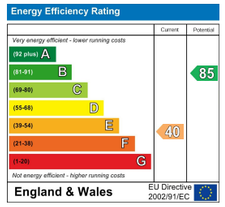
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating




Halls 1845

01938 555552

**Welshpool Lettings**
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@hallsgb.com

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Glanbanwy, Llangadfan, Welshpool, Powys, SY21 0PL

A period 3 bedroom semi-detached house situated on the edge of the small rural hamlet of Llangadfan. The property benefits from gated private parking, enclosed garden with shed and LPG gas fired central heating. No Pets.

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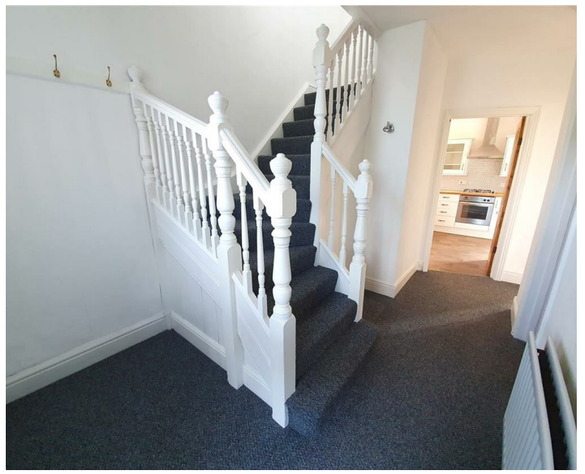
2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s



- **Character Features**
- **Long Term Let**
- **Off Road Parking, Garden and Shed**
- **Boot Room/Utility**
- **LPG Central Heating**
- **Shop and Cafe Nearby**

**Accommodation**
Glanbanwy is a brick built 3 bedroom semi-detached period property offering a comfortable family home with all modern conveniences, yet retaining much of its charm and original character.
The property is well laid out comprising glazed front entrance porch, hallway, sitting room with large bay window, open-plan kitchen/dining room with good range of fitted units, work surfaces and incorporating built-in cooker, hob and dishwasher, multi-fuel stove, walk-in pantry, rear entrance boot room/utility, staircase to first floor landing, 2 double bedrooms, 1 single bedroom and family bathroom with bath and shower.
The property is approached from the Council maintained road to a private parking area; a separate pedestrian walkway leads from the road to the front entrance door. The garden is mainly laid to lawn, with flower borders and fruit trees. Garden shed providing useful outside storage.

**Rental Terms**
Rent: £800 per calendar month.
Deposit: £920.
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.
NO PETS.

**Local Authority/Tax Band**
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'C'

**Services**
Mains electricity, water and LPG central heating are connected at the property.

**Viewings**
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

**Directions**
Postcode for the property is SY21 0PL.

What3Words Reference is pace.premises.crumples